BILL GARRETT, Davidson County
Trans:T20100029746 DEEDWARR
Recvd: 05/18/10 09:25 2 pgs
Fees:13.00 Taxes:267.51
20100518-0038142

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Eugene R. Stafford, Trustee and
Darlene W. Stafford, Trustee
8091 Stewarts Ferry Pike
Mt. Juliet, Tennessee 37122

MORTGAGEE:
Lilian S. Ricketts
1500 Posey Hill Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
08700006600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged; I, **Lillian S. Ricketts, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Eugene R. Stafford, Trustee of The Eugene R. Stafford Revocable Living Trust and Darlene W. Stafford, Trustee of The Darlene W. Stafford Revocable Living Trust,** hereinafter called the Grantees, their successors and assigns; a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Beginning at a point in the North margin of the Central Pike, being the Southeast corner of Herman Johnson's property, and running thence in a northerly direction with the Eastern boundary of the said Herman Johnson's land 214' 8" to a point; thence in a easterly direction 224' to a point; thence in a southerly direction 170' to a point in the north margin of the Central Pike, 238' east of the beginning point; and running thence in a westerly direction with the northerly margin of the Central Pike 238' to the beginning.
>
> Being the same property conveyed to John Hall Ricketts and wife, Lillian S. Ricketts, by quitclaim deed from Steve W. Pedigo, Trustee, as of record in Book 8002, page 507, Register's Office for Davidson County, Tennessee. The said John Hall Ricketts died on July 20, 1998, leaving the Grantor as the surviving tenant by the entirety.
>
> The description of the property is the same as in the prior deed of conveyance.

This is improved property known as 4287 Central Pike, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of May, 2010.

Lillian S. Ricketts
LILLIAN S. RICKETTS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lillian S. Ricketts**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5th day of May, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.6.12

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$72,300.00.**

Eugene R Stafford
AFFIANT

Subscribed and sworn to before me
this 5th day of May, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.6.12